

ORDINANCE NO.

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
THE CITY OF COON RAPIDS SO AS TO PROVIDE CHANGES
IN THE ZONING CLASSIFICATION (PC 13-10)**

The City of Coon Rapids does ordain:

Section 1. The official zoning map of the City of Coon Rapids is hereby amended to change the classification of the following described property from Office, PUD and River Rapids Overlay to General Commercial and River Rapids Overlay:

PARCEL C-1

TRACT 1: That part of Lot 11, AUDITOR'S SUBDIVISION NUMBER 74, Anoka County, Minnesota, described as follows:

Commencing at a point on the east line thereof distant 290.0 feet north of the southeast corner thereof; thence north along the east line of said Lot 11 a distance of 120.0 feet, more or less, to a point distant 130.0 feet southwesterly, as measured at right angles, with the center line of United States Trunk Highway Number 10 (now known as County State Aid Highway No. 1), so called as the same is now laid out and constructed; thence North 58 degrees 41 minutes West along a line parallel with and 130.0 feet southwesterly of, as measured at right angles with, said center line a distance of 100.0 feet; thence southwesterly a distance of 144.7 feet, more or less, to a point of intersection with a line drawn North 75 degrees 08 minutes West from the point of beginning and said point being 138.45 feet northwesterly along said line from the point of beginning; thence south 75 degrees 08 minutes East 138.45 feet to the point of beginning.

TRACT 2: That part of Lot 11, AUDITOR'S SUBDIVISION NUMBER 74, Anoka County, Minnesota, described as follows:

Commencing at a point on the east line thereof distance 290.0 feet north of the southeast corner thereof; thence North 75 degrees 08 minutes West a distance of 138.45 feet to the actual point of beginning of the tract of land hereby to be described; thence continuing North 75 degrees 08 minutes West a distance of 135.0 feet; thence North 31 degrees 19 minutes East a distance of 180.0 feet, more or less, to a point on a line drawn parallel with and 130.0

feet southwesterly from the center line of United States Highway Number 10 (now known as County State Aid Highway No. 1) so called, as the same is now laid out and constructed; thence North 58 degrees 41 minutes East parallel with and 130.0 feet southwesterly of, as measured at right angles with, said center line a distance of 100.0 feet, more or less, to a point distant 100.0 feet northwesterly, as measured along said parallel line, from the point of intersection of said parallel line with the east line of said Lot 11; thence southwesterly 144.7 feet, more or less, to the point of beginning.

TRACT 3: That part of Lot 11, AUDITOR'S SUBDIVISION NUMBER 74, Anoka County, Minnesota described as follows:

Beginning at a point of intersection of the east line of Lot 11, AUDITOR'S SUBDIVISION NUMBER 74 and a line parallel with and distant 130 feet southwesterly from the center line of County State Aid Highway No. 1 (Coon Rapids Boulevard); thence North 58 degrees 41 minutes West parallel with and distant 130 feet southwesterly from said center line a distance of 130 feet; thence South 73 degrees 41 minutes East a distance of 80 feet, more or less, to a point on a line parallel with and distant 111 feet southwesterly of said center line; thence South 58 degrees 41 minutes East parallel with and distant 111 feet southwesterly from said center line to the east line of said Lot 11, AUDITOR'S SUBDIVISION NUMBER 74; thence southerly along said east line of Lot 11 to the point of beginning.

PARCEL C-2: That part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 31, Range 24, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southeast Quarter, a distance of 560.36 feet to the Southeast corner of the plat of MONTICELLO ADDITION and the point of beginning of the tract to be described; thence North 1 degree 41 minutes 27 seconds East, along the East line of said MONTICELLO ADDITION and its Northerly extension, a distance of 443.63 feet to the Southwesterly right-of-way line of County State Aid Highway No. 1 (Coon Rapids Boulevard); thence South 57 degrees 01 minutes 59 seconds East, along said right-of-way line, a distance of 213.00 feet; thence South 34 degrees 58 minutes 01 second West a distance of 87.00 feet; thence South 21 degrees 49 minutes 45 seconds West a distance of 276.03 feet to a point on the South line of said Southwest Quarter of the Southeast Quarter distant 39.30 feet East from the point of beginning; thence on a bearing of West, along said South line, a distance of 39.30 feet to the point of beginning, according to the Government Survey thereof.

PARCEL C-3: That part of Lots Fourteen (14) and Fifteen (15), AUDITOR'S SUBDIVISION NUMBER 74, lying westerly of the following described line:

Commencing at a point on the southerly line of U.S. Highway No. 10, said point being three hundred three (303) feet measured southeasterly along said southerly line of U.S. Highway No. 10 from its intersection with the west line of Lot Fourteen (14), in said AUDITOR'S SUBDIVISION NUMBER 74, thence in a direct line southwesterly three hundred three (303) feet more or less to a point on the south line of said Lot Fourteen (14) located one hundred forty-nine and three tenths (149.3) feet east of the southwest corner of said Lot Fourteen (14) and there terminating.

Excepting the following described tract:

That part of Lot Fourteen (14), AUDITOR'S SUBDIVISION NUMBER SEVENTY-FOUR (74), Anoka County, Minnesota lying westerly of the following described line:

Commencing at the intersection of the west line of said Lot 14 and the southerly line of U.S. Highway No. 10; thence southeasterly 213 feet along said southerly line of U.S. Highway No. 10 to the point of beginning for the line described:

Thence deflecting 92 degrees 00 minutes 00 seconds to the right from said southerly line of U.S. Highway No. 10 a distance of 87 feet; the southerly 275.68, more or less, to a point on the south line of said Lot 14 which is 39.3 feet east of the southwest corner of said Lot 14 and said line there terminating.

PARCEL C-4: That part of Lot Fourteen (14), AUDITOR'S SUBDIVISION NO. 74, lying easterly of the following described line:

Commencing at a point on the southerly line of State Trunk Highway No. 10 said point being 303 feet measured southeasterly along said southerly line of State Trunk Highway No. 10 from its intersection with the west line of Lot Fourteen (14) in said AUDITOR'S SUBDIVISION NO. 74; thence in a direct line southwesterly 303 feet more or less to a point on the south line of said Lot 14 located 149.3 feet east of the southwest corner of said Lot 14 and there terminating.

and all of Lot Fifteen (15) except that part lying Westerly of the following described line:

Commencing at a point on the southerly line of State Trunk Highway No. 10 said point being 303 feet measured southeasterly along said southerly line of State Trunk Highway 10 from its intersection with the west line of Lot 14 in said AUDITOR'S SUBDIVISION NO. 74; thence in a direct line southwesterly 303 feet, more or less, to a point on the south line of said Lot 14 located 149.3 feet east of the southwest corner of said Lot 14 and there terminating;

and except that part lying easterly of the following described line:

Beginning at a point in the southerly line of U.S. Highway No. 10 distant 29.7 feet northwesterly measured along said southerly line from its intersection with the west line of Sixteen (16). AUDITOR'S SUBDIVISION NO. 74; thence southwesterly on a straight line that intersects the south line of Section Sixteen (16). Township Thirty-One (31). Range twenty-four (24), distant 111.0 feet west measured along said south line from the southwest corner of said Lot 16 and there terminating, all in Anoka County, Minnesota, according to the recorded plat thereof.

Introduced the 4th day of June, 2013.

Adopted on the ____ day of _____, 2013.

Tim Howe, Mayor

ATTEST:

Cathy M. Sorensen, City Clerk